HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Hamilton and Brantford CMAs

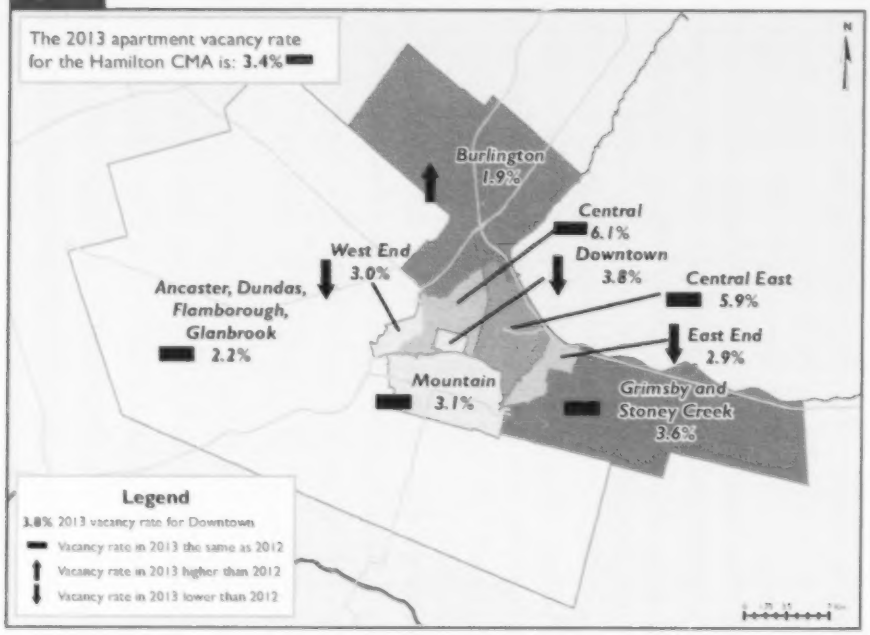
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- Hamilton CMA average rental apartment vacancy rate remained stable at 3.4 per cent in 2013.
- Improving youth employment and higher immigration level boosted rental demand.
- Fixed sample average rent for two-bedroom apartments up 3.1 per cent.

Figure 1


The 2013 apartment vacancy rate for the Hamilton CMA is: 3.4%
N
Burlington 1.9%
Central 6.1%
Downtown 3.8%
West End 3.0%
Central East 5.9%
Ancaster, Dundas, Flamborough, Glanbrook 2.2%
East End 2.9%
Mountain 3.1%
Grimsby and Stoney Creek 3.6%
Legend
3.8% 2013 vacancy rate for Downtown
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

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Hamilton's average vacancy rate relatively stable

According to the rental market survey conducted in October 2013 by Canada Mortgage and Housing Corporation (CMHC), the Hamilton Census Metropolitan Area (CMA) average vacancy rate in privately initiated rental apartments with three or more units was relatively stable at 3.4 per cent, compared to 3.5 per cent in 2012. Vacancy rate reflects both demand and supply. At 2.9 per cent, the average vacancy rate for two-bedroom units reached its lowest level in a decade. Conversely, the average vacancy rate for bachelor units was the highest among all bedroom types. Since 2005, the bachelor units have consistently recorded the highest vacancy rates in the Hamilton CMA.

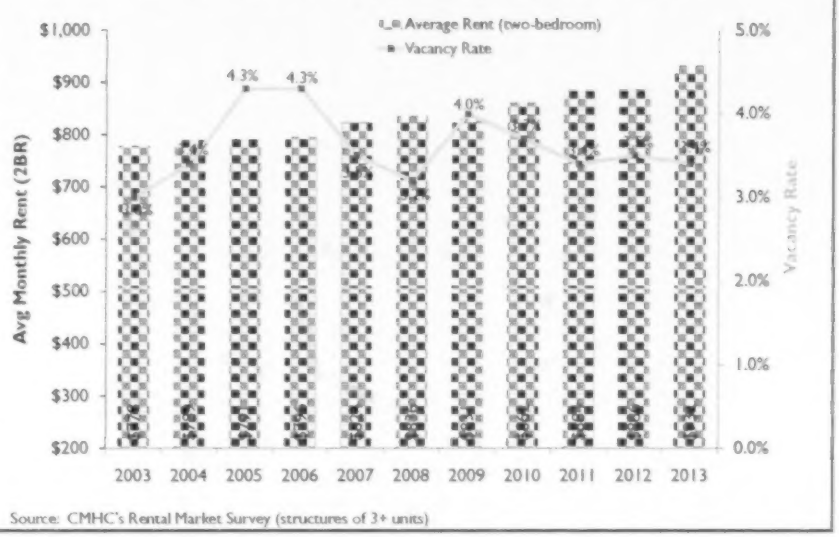
The vacancy rates for the largest structure size category of two hundred and more units decreased among all bedroom types and in all areas. This trend underscores the popularity of high-rise buildings, as they generally have modern amenities which attract many renter households. As well, in the past three years, rental apartment units that were constructed after the year 2000 have consecutively recorded the lowest vacancy rates compared to structures built before 2000.

Hamilton Central recorded the highest average vacancy rate

Hamilton Central recorded the highest average vacancy rate in 2013, reflecting an influx of renters vacating their units and moving into homeownership. This scenario was more prevalent in Hamilton Central than in other areas. The average rent for three-bedroom units was equivalent to a monthly mortgage carrying cost[1], which helps explain the current trend of renters moving into homeownership. As of October 2013, the average monthly mortgage payment in Hamilton Central was approximately $1,000, the lowest across the Hamilton CMA. As a result, during the first ten months of this year, existing home sales in Hamilton Central were up seven per cent compared to the same period in 2012.

Figure 2

Hamilton CMA Average Vacancy Rate Stable in 2013



Source: CMHC's Rental Market Survey (structures of 3+ units)

Factors Influencing Hamilton's Rental Market

Prominent factors putting downward pressure on vacancy rates in Hamilton include: improving youth employment and higher immigration level. Prominent factors putting upward pressure on vacancy rates in Hamilton include: potential first-time buyers shifting from renting to owning a home.

Improving youth employment

Young adults are predominantly renters. As a result, there is an inverse relationship between the average rental apartment vacancy rate and full-time employment among young adults less than 25 years of age. Given their financial constraints, young adults would generally opt for entry level apartments which are typically older structures. As of September 2013, year-to-date full-time employment among young adults aged 15 to 24 increased by 0.4 per cent from the same period in 2012. The steady employment gains likely encouraged some young adults to stop doubling up with roommates or leave their parental homes to form

[1] Mortgage carrying costs are calculated on the average MLS® price, a five per cent down payment, the fixed five-year mortgage rate and the longest available amortization.

new households, which bodes well for rental housing demand.

Higher level of new immigrants

New immigrants typically move into rental accommodation upon arriving in Canada, because most of them do not have the required down-payment and/or established credit history to qualify for a mortgage. This phenomenon has consistently supported rental apartment demand in the Hamilton area.

Immigration has historically played a major role in Hamilton's population growth. This trend is expected to continue, as the population ages and birth rates edge lower. According to the 2011 National Household Survey (NHS), approximately 24 per cent of the total population of the Hamilton CMA were immigrants. Of the immigrants living in Hamilton in 2011, about 19,000 came to Canada between 2006 and 2011. These recent immigrants made up 11.3 per cent of total immigrants in Hamilton. The top three countries of birth of immigrants living in Hamilton were: United Kingdom, Italy and India.

Impact of first-time homebuyers

On balance, the current strength in rental apartment demand coming from new immigrants and young adults under age 25, completely offsets the impact of some first-time buyers moving from rental accommodation into homeownership. The slight increase in mortgage rates during the summer encouraged some potential homebuyers to buy before their pre-approvals expire. Consequently, an increased number of renter households, who were once on the sidelines, fast-forwarded their home purchase which resulted in a shift from renting to owning. This incident is evidenced by the higher existing home sales during the second and third quarter of 2013. The existing home market offers entry level price point for most first-time buyers who are price sensitive due to limited amount of money available for down-payment.

Figure 3

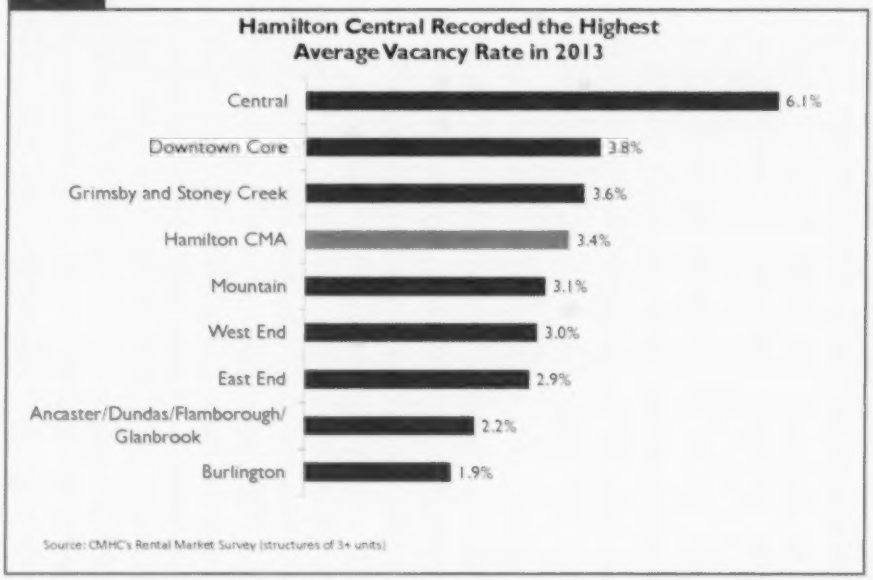


Figure 4

Fixed Sample Average Rent Grew Across All Bedroom Types

The fixed sample average rent in apartment structures surveyed in both 2012 and 2013 increased by three per cent or more, across all bedroom types in the Hamilton CMA. This year's rent growth exceeded the rate of 2.5 per cent stipulated in the Ontario Rent Review Guideline, which was the maximum amount that most landlords can increase an existing tenant's rent. Given the drop in availability rate, higher number of new tenants likely signed lease agreements, which prompted the sharp rent increases across all bedroom types. The average rental apartment availability rate was 5.2 per cent in October 2013, down from 6.7 per cent in October 2012. This decline was widespread across all bedroom types, with the exception of bachelor units where the rate was unchanged.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Brantford CMA Highlights

- Brantford CMA average rental apartment vacancy rate relatively stable at 2.9 per cent in 2013.
- Limited rental apartment supply supports stable vacancy rates.
- Fixed sample average rent for two-bedroom apartments was relatively flat.

Brantford's average vacancy rate stable

According to the rental market survey conducted in October 2013 by Canada Mortgage and Housing Corporation (CMHC), the Brantford Census Metropolitan Area (CMA) average vacancy rate in privately initiated rental apartments with three or more units was relatively stable at 2.9 per cent in 2013, compared to 3.5 per cent in 2012. Rental apartment completions declined significantly in the first nine months of 2013 compared to the same period in 2012. The limited supply, combined with steady demand for rental housing helped stabilize Brantford's average vacancy rate. Vacancy rates were relatively stable across all bedroom types. At two per cent, the average vacancy rate for one-bedroom units decreased to its lowest level since 2006.

Rental apartment universe declined in 2013

Following three consecutive annual increases, Brantford's privately initiated rental market universe declined in 2013. The decrease was widespread across all bedroom types, with the exception of bachelor apartments which saw a slight increase of only three units. The main contributing factor to the decline in this year's universe was that no rental apartment completions occurred anywhere across the CMA. Other changes to the rental apartment universe may include units not available for rent due to demolitions, renovations and/or conversions to ownership.

Figure 5

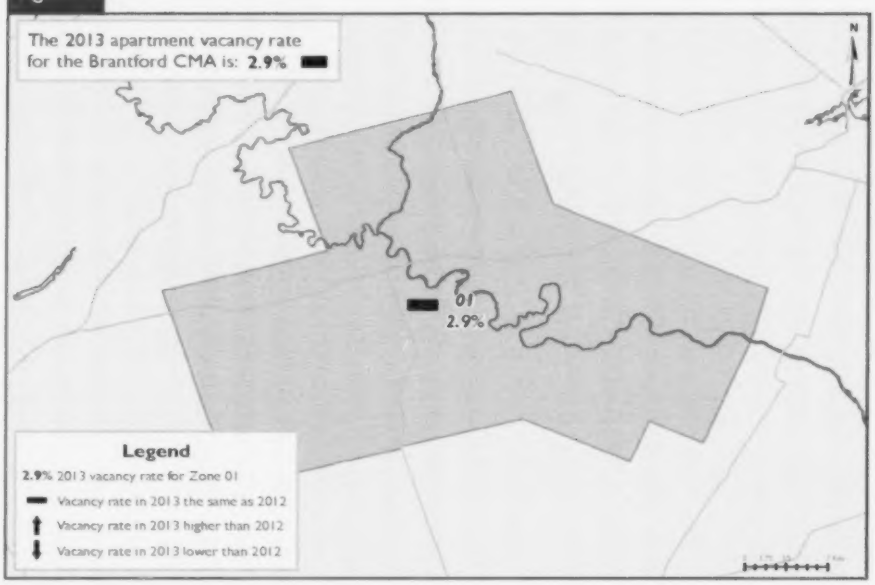

The 2013 apartment vacancy rate for the Brantford CMA is: 2.9%
N
01
2.9%
Legend
2.9% 2013 vacancy rate for Zone 01
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

Figure 6

Source: CMHC's Rental Market Survey (structures of 3+ units)

Fixed sample average rent relatively flat

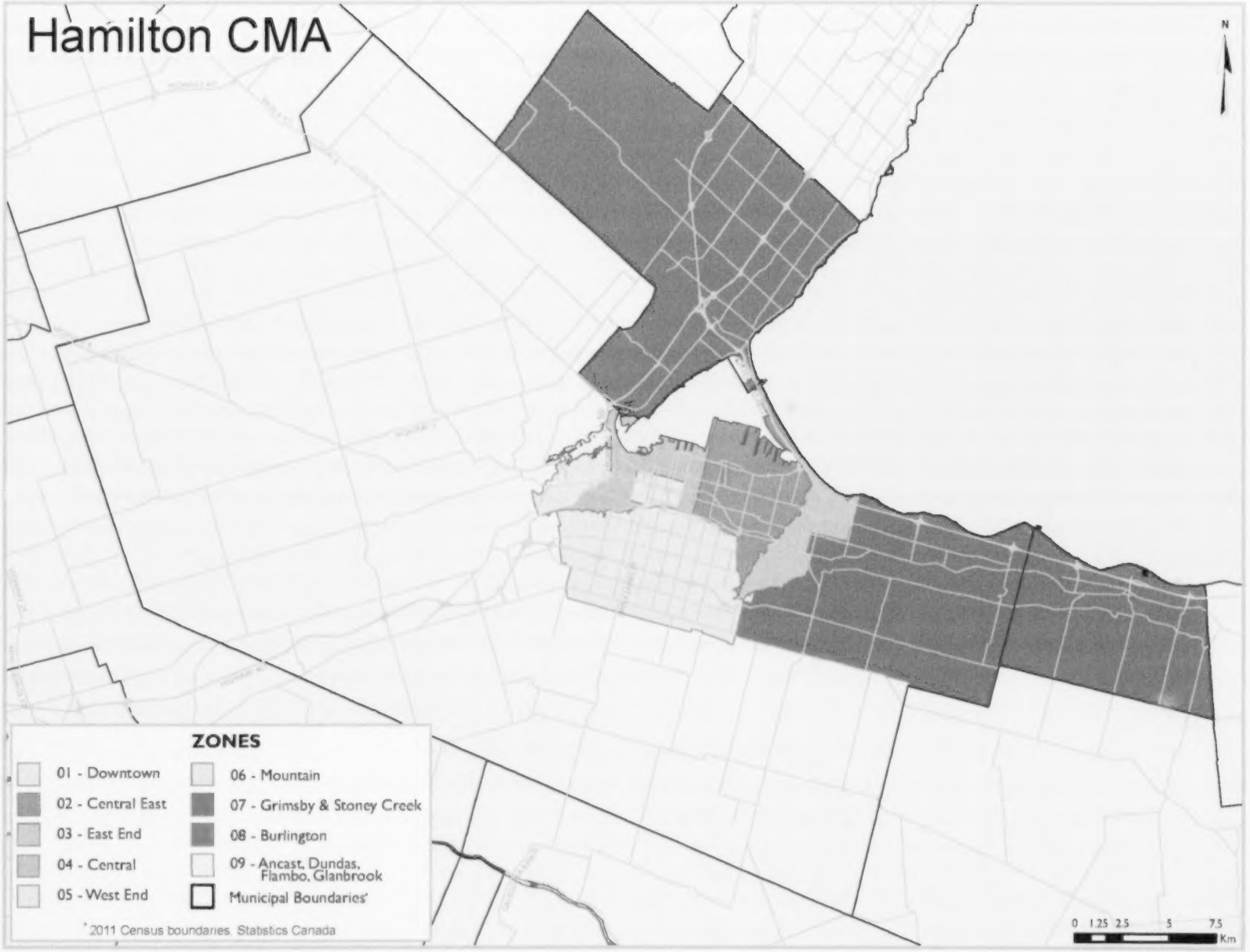
The fixed sample average rent for two-bedroom units surveyed in both 2012 and 2013 was relatively unchanged in the Brantford CMA. This year's rent growth was in line with the maximum allowable rent increase indicated in the Ontario Rent Review Guideline. Meanwhile, the average rent increase for one-bedroom units was slightly above the maximum allowable increase of 2.5 per cent.

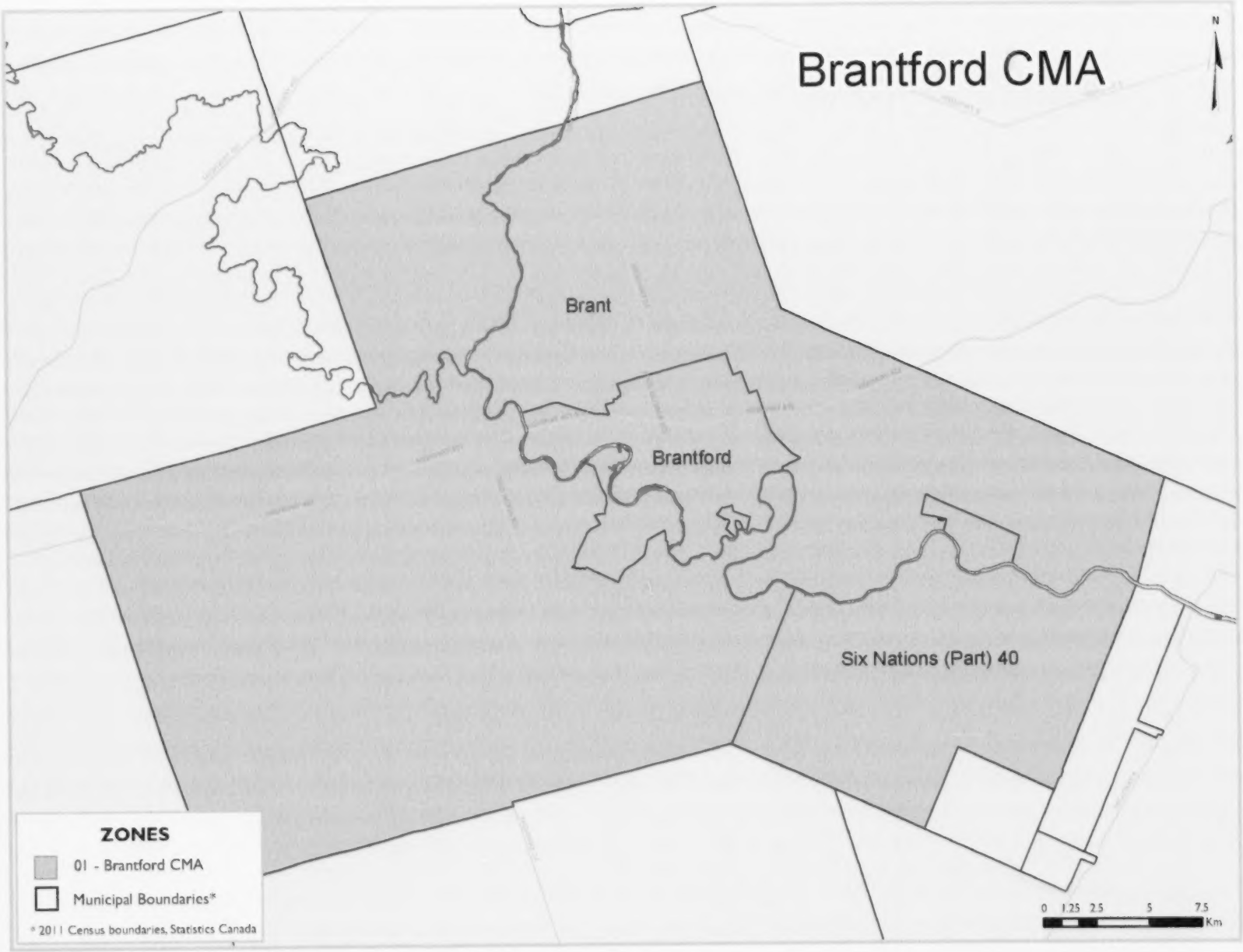
An Explanation of CMHC's Primary and Secondary Rental Market Surveys

CMHC'S Rental Market Survey and Secondary Rental Market Survey only include privately initiated structures.

The primary rental market encompasses units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants. CMHC's Rental Market Survey (RMS) surveys the primary rental market in all centres with a population of 10,000 or more.

The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's RMS. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada.


Hamilton CMA
N
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flambo, Glanbrook
Municipal Boundaries*
* 2011 Census boundaries. Statistics Canada
0 1.25 2.5 5 7.5
Km


Brantford CMA
N
Brant
Brantford
Six Nations (Part) 40
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034, 0035, 0036, 0037, 0038, 0039, 0048, 0049 and 0050).
Zone 2	**Central East** (census tracts 0025, 0027, 0028, 0029, 0030, 0031, 0032, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0068, 0069, 0070, 0071 and 0073).
Zone 3	**East End** (census tracts 0026.01, 0026.02, 0026.03, 0026.04, 0026.05, 0026.06, 0072.01, 0072.02, 0072.03 and 0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040, 0041, 0042, 0047, 0051, 0061, 0062, 0063, 0064, 0065, 0066 and 0067).
Zone 5	**West End** (census tracts 0043, 0044, 0045 and 0046).
Zone 6	**Mountain** (census tracts 0001.01, 0001.02, 0001.04, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.01, 0002.03, 0002.04, 0002.05, 0002.06, 0003.01, 0003.02, 0003.03, 0003.04, 0004.01, 0004.02, 0005.01, 0005.02, 0005.03, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0018, 0019, 0020, 0021, 0022, 0023 and 0024).
Zones 1-6	**Former City of Hamilton**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03, 0080.05, 0080.06, 0080.07, 0081, 0082, 0083, 0084.01, 0084.02, 0084.03, 0084.04, 0084.05, 0085.01, 0085.02, 0085.03, 0086, 0300, 0301, 0302, 0303.01 and 0303.02).
Zone 8	**Burlington** (census tracts 0200, 0201, 0202, 0203, 0204, 0205.01, 0205.02, 0206, 0207.01, 0207.02, 0207.03, 0207.04, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217.01, 0217.02, 0218, 0219, 0220, 0221, 0222.01, 0222.02, 0222.03, 0223.01, 0223.02, 0223.05, 0223.06, 0223.07, 0223.09, 0223.10, 0223.12, 0223.13, 0223.14, 0223.15, 0223.16, and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100, 0101.01, 0101.02, 0120.01, 0120.02, 0121, 0122.01, 0122.02, 0123, 0124, 0130.02, 0130.03, 0131, 0132, 0133.01, 0133.02, 0140.02, 0140.03, 0140.04, 0141, 0142.01, 0142.02, 0143, 0144.01 and 0144.02).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	4.1	5.2	4.6	3.9	4.6	3.3	4.4	5.5	4.6	3.8
Central East	**	**	3.3	5.5	6.5	5.4	**	12.1	5.1	5.9
East End	**	**	4.1	2.4	4.2	2.7	4.8	5.5	4.3	2.9
Central	2.6	**	4.6	6.2	5.1	5.0	**	**	4.8	6.1
West End	4.5	**	3.8	3.4	3.5	2.5	3.9	3.5	3.7	3.0
Mountain	6.2	5.3	2.9	3.1	3.2	2.7	5.6	5.4	3.3	3.1
Hamilton City (Zones 1-6)	5.2	6.1	4.0	3.9	4.3	3.3	5.3	6.5	4.2	3.9
Grimsby and Stoney Creek	2.8	0.0	3.7	4.2	2.9	3.6	4.6	**	3.3	3.6
Burlington	**	**	1.3	1.8	1.2	1.8	1.7	**	1.3	1.9
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.9	2.4	1.8	2.3	**	**	1.8	2.2
Hamilton CMA	**4.7**	**5.5**	**3.5**	**3.6**	**3.4**	**2.9**	**4.1**	**5.1**	**3.5**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	546	571	688	717	861	895	1,098	1,090	747	778
Central East	496	486	632	646	744	772	844	870	670	697
East End	541	575	672	720	729	798	877	923	725	772
Central	526	545	683	687	836	864	1,028	1,078	753	764
West End	586	644	738	789	889	960	1,022	1,101	821	877
Mountain	558	582	702	739	840	877	1,081	967	771	817
Hamilton City (Zones 1-6)	537	558	687	717	814	863	980	1,003	747	785
Grimsby and Stoney Creek	592	610	693	704	813	827	945	**	773	768
Burlington	898	932	989	1,023	1,117	1,148	1,311	1,362	1,087	1,121
Ancast./Dundas/Flambor./Glanbrk.	580	667	809	840	925	946	**	**	885	908
Hamilton CMA	**569**	**588**	**735**	**766**	**886**	**932**	**1,101**	**1,130**	**818**	**854**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	836	806	5,684	5,681	3,538	3,550	183	185	10,241	10,222
Central East	200	200	1,727	1,721	1,387	1,367	161	171	3,475	3,459
East End	58	55	1,681	1,676	2,707	2,708	272	270	4,718	4,709
Central	220	215	1,307	1,307	1,157	1,163	244	256	2,928	2,941
West End	93	94	1,262	1,263	1,133	1,130	204	204	2,692	2,691
Mountain	249	216	3,133	3,160	3,662	3,664	419	420	7,463	7,460
Hamilton City (Zones 1-6)	1,656	1,586	14,794	14,808	13,584	13,582	1,483	1,506	31,517	31,482
Grimsby and Stoney Creek	68	68	541	540	729	727	77	75	1,415	1,410
Burlington	101	103	2,748	2,743	4,767	4,915	690	678	8,306	8,439
Ancast./Dundas/Flambor./Glanbrk.	17	19	492	545	676	682	78	76	1,263	1,322
Hamilton CMA	**1,842**	**1,776**	**18,575**	**18,636**	**19,756**	**19,906**	**2,328**	**2,335**	**42,501**	**42,653**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	8.1	8.2	9.1	6.0	8.3	5.7	8.2	6.1	8.8	6.0
Central East	**	**	3.9	5.7	7.5	5.9	**	12.1	5.8	6.3
East End	**	**	8.9	4.3	8.4	4.5	11.6	8.8	8.9	4.8
Central	4.6	**	7.3	7.8	7.5	7.5	**	9.0	7.1	7.9
West End	**	**	7.4	6.4	7.1	5.3	8.4	4.0	7.4	5.8
Mountain	10.9	8.8	7.0	4.8	7.8	4.6	13.1	9.8	7.8	5.0
Hamilton City (Zones 1-6)	8.7	8.6	7.7	5.7	8.0	5.3	9.7	8.5	8.0	5.8
Grimsby and Stoney Creek	5.7	4.3	8.1	6.4	6.7	6.1	5.9	**	7.1	6.0
Burlington	**	**	2.4	2.8	2.6	3.2	2.3	3.7	2.5	3.1
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.6	3.2	2.7	2.4	**	**	3.0	2.6
Hamilton CMA	**7.9**	**7.9**	**6.9**	**5.3**	**6.4**	**4.7**	**7.3**	**6.7**	**6.7**	**5.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown Core	2.6	4.5	3.3	3.6	2.9	4.2	2.2	2.3	3.2	4.0
Central East	++	++	2.9	1.7	2.1	++	3.5	++	2.3	1.7
East End	++	++	3.1	1.6	2.6	1.2	2.9	1.6	2.5	1.2
Central	**	3.4	4.5	1.8	4.6	2.4	1.8	2.8	4.4	2.6
West End	**	**	++	6.3	2.2	5.3	1.8	6.7	1.3	5.4
Mountain	++	++	3.1	2.2	3.2	2.6	++	**	3.0	2.6
Hamilton City (Zones 1-6)	**5.2**	**3.1**	**3.0**	**2.9**	**2.9**	**3.0**	**2.2**	**2.9**	**2.9**	**3.0**
Grimsby and Stoney Creek	1.8	2.8	3.6	2.2	**	3.1	5.3	**	3.4	2.6
Burlington	2.0	5.2	3.6	3.8	3.7	3.6	2.0	4.1	3.4	3.6
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.5	3.5	2.1	2.8	**	**	2.3	3.0
Hamilton CMA	**4.7**	**3.6**	**3.1**	**3.0**	**3.1**	**3.1**	**2.3**	**3.2**	**3.0**	**3.1**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Hamilton CMA										
Pre 1960	5.3	5.9	4.2	5.1	4.8	3.1	**	**	4.6	4.4
1960 - 1974	4.7	4.8	3.2	3.2	3.1	3.1	3.4	4.4	3.2	3.3
1975 - 1989	**	2.8	3.8	3.4	3.8	2.9	5.9	6.1	3.9	3.4
1990 - 1999	**	**	**	**	**	**	**	**	**	**
2000+	6.6	**	2.8	3.1	0.8	0.1	**	**	1.5	1.3
Total	4.7	5.5	3.5	3.6	3.4	2.9	4.1	5.1	3.5	3.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Hamilton CMA										
Pre 1960	510	530	673	687	814	835	943	973	722	740
1960 - 1974	606	634	761	785	895	945	1,134	1,129	846	876
1975 - 1989	722	686	737	795	948	978	1,027	1,161	841	903
1990 - 1999	**	**	**	**	921	**	**	**	815	**
2000+	512	**	649	**	825	**	**	**	725	**
Total	569	588	735	766	886	932	1,101	1,130	818	854

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Hamilton CMA										
3 to 5 Units	**	**	3.6	**	**	**	**	**	3.9	3.1
6 to 19 Units	4.9	**	4.3	5.0	5.6	2.8	**	**	4.9	4.2
20 to 49 Units	4.0	3.4	3.2	4.4	3.4	3.2	0.0	**	3.3	3.9
50 to 99 Units	6.1	8.4	3.8	3.9	3.7	3.7	3.8	7.1	3.8	4.0
100 to 199 Units	4.0	4.0	3.0	3.1	2.4	2.6	4.5	5.3	2.8	3.0
200+ Units	**	5.1	4.0	2.5	3.4	2.5	3.8	3.2	3.7	2.6
Total	4.7	5.5	3.5	3.6	3.4	2.9	4.1	5.1	3.5	3.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Hamilton CMA										
3 to 5 Units	505	515	660	697	875	856	958	1,036	739	756
6 to 19 Units	505	512	653	674	810	845	987	1,016	712	748
20 to 49 Units	533	572	687	708	825	864	1,007	993	740	767
50 to 99 Units	595	618	733	766	870	909	1,008	1,022	801	835
100 to 199 Units	613	647	787	837	939	987	1,153	1,164	886	937
200+ Units	**	**	787	786	882	959	1,099	1,192	860	881
Total	569	588	735	766	886	932	1,101	1,130	818	854

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	**	**	**	3.5	4.2	5.5	5.2	4.4	3.1	2.9	5.5	3.7
Central East	**	**	5.9	6.5	2.3	6.1	2.5	8.5	9.8	6.2	**	**
East End	**	**	**	2.6	2.3	1.9	5.3	3.6	3.5	2.4	4.7	3.0
Central	1.4	**	**	**	5.2	**	3.6	7.5	3.7	**	-	-
West End	**	**	**	9.9	3.8	**	4.2	2.3	4.1	2.2	**	**
Mountain	**	**	2.3	2.8	2.9	2.8	4.5	3.7	3.3	3.5	2.7	1.9
Hamilton City (Zones 1-6)	3.5	3.5	5.9	5.0	3.5	4.3	4.5	4.5	3.7	3.5	4.2	2.9
Grimsby and Stoney Creek	**	**	1.1	4.1	3.1	3.1	3.9	4.6	**	**	-	-
Burlington	**	**	1.3	0.8	**	1.0	1.1	2.0	1.2	2.4	**	0.5
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.3	**	1.9	2.9	2.6	**	**	**	-	-
Hamilton CMA	**3.9**	**3.1**	**4.9**	**4.2**	**3.3**	**3.9**	**3.8**	**4.0**	**2.8**	**3.0**	**3.7**	**2.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Hamilton CMA										
LT $600	5.6	**	3.8	**	0.0	**	**	**	4.4	**
$600 - $699	0.7	0.9	2.6	3.0	8.2	**	**	**	3.4	3.2
$700 - $799	**	**	2.3	3.2	2.9	2.7	**	**	2.7	3.0
$800 - $899	**	**	0.8	2.6	2.5	1.9	**	5.9	2.1	2.3
$900 - $999	**	**	1.2	2.6	1.3	0.9	3.0	2.9	1.5	1.5
$1000+	**	**	2.1	3.1	1.5	2.9	2.0	4.0	1.7	3.1
Total	4.7	5.5	3.5	3.6	3.4	2.9	4.1	5.1	3.5	3.4

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	2.4	3.4	3.1	3.4
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	0.7	2.5	1.2	2.5	1.1	2.5
Hamilton City (Zones 1-6)	**	**	**	**	2.9	2.8	1.7	2.8	2.1	2.9
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	1.6	1.8	1.5	1.2	1.5	1.3
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**0.0**	**0.0**	**2.2**	**2.3**	**1.7**	**3.2**	**1.8**	**2.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	848	850	799	807
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	996	954	969	1,030	979	1,001
Hamilton City (Zones 1-6)	**	**	**	**	**869**	**855**	**916**	**953**	**895**	**914**
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	857	**	1,184	1,218	1,265	1,309	1,221	1,261
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**795**	**836**	**1,017**	**1,026**	**1,100**	**1,125**	**1,060**	**1,082**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	0	0	0	0	3	3	0	0	3	3
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	12	12	217	217	342	342	572	572
Central	0	0	6	6	2	2	3	3	11	11
West End	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mountain	0	0	0	0	174	167	499	508	673	675
Hamilton City (Zones 1-6)	**1**	**1**	**18**	**18**	**400**	**393**	**844**	**853**	**1,263**	**1,265**
Grimsby and Stoney Creek	0	0	0	0	4	4	132	132	136	136
Burlington	2	2	49	48	446	445	862	864	1,359	1,359
Ancast./Dundas/Flambor./Glanbrk.	9	9	9	9	6	6	0	0	24	24
Hamilton CMA	**12**	**12**	**76**	**75**	**856**	**848**	**1,838**	**1,849**	**2,782**	**2,784**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	3.8	5.4	3.9	4.6
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	1.3	3.1	5.3	3.9	4.3	3.7
Hamilton City (Zones 1-6)	**	**	**	**	3.2	3.0	4.7	4.5	4.2	4.1
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	3.3	3.0	2.8	2.7	2.9	2.7
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**	0.0	3.2	3.1	3.8	4.7	3.6	4.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown Core	-	-	-	-	-	-	-	-	-	-
Central East	-	-	-	-	-	-	-	-	-	-
East End	**	**	**	**	**	**	++	++	++	0.7
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	**	++	**	5.0	2.7	**
Hamilton City (Zones 1-6)	**	**	**	**	++	++	++	2.3	++	1.7
Grimsby and Stoney Creek	-	-	-	-	-	-	-	-	-	-
Burlington	**	**	**	**	5.7	3.0	4.1	3.2	4.3	3.5
Ancast./Dundas/Flambor./Glanbrk.	-	**	-	**	-	**	-	-	-	**
Hamilton CMA	**	**	4.1	++	3.6	2.0	2.3	2.8	2.6	2.6

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	4.1	5.2	4.6	3.9	4.6	3.3	4.4	5.5	4.6	3.8
Central East	**	**	3.3	5.5	**	5.4	**	12.1	5.1	5.9
East End	**	**	4.1	2.4	4.2	2.7	3.5	4.3	4.1	2.9
Central	2.6	**	4.6	6.2	5.2	5.0	**	**	4.8	6.0
West End	4.5	**	3.8	3.4	3.5	2.5	3.9	3.5	3.7	3.0
Mountain	6.2	5.3	2.9	3.1	3.0	2.7	3.1	3.7	3.1	3.1
Hamilton City (Zones 1-6)	**5.2**	**6.2**	**4.0**	**3.9**	**4.2**	**3.3**	**4.0**	**5.1**	**4.1**	**3.8**
Grimsby and Stoney Creek	2.8	0.0	3.7	4.2	2.8	3.7	3.1	14.9	3.2	5.0
Burlington	**	**	1.3	1.7	1.2	1.8	1.6	1.8	1.3	1.8
Ancast./Dundas/Flambor./Glanbrk.	**	0.0	1.9	2.3	1.8	2.3	**	**	1.7	2.1
Hamilton CMA	**4.7**	**5.5**	**3.5**	**3.6**	**3.3**	**2.9**	**3.0**	**4.2**	**3.4**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	546	571	688	717	861	895	1,098	1,090	747	778
Central East	496	486	632	646	744	772	844	870	670	697
East End	534	570	672	720	729	794	861	879	733	776
Central	526	545	682	687	836	864	1,031	1,084	753	765
West End	586	644	738	789	889	960	1,022	1,101	821	877
Mountain	558	582	702	739	850	882	982	1,014	789	832
Hamilton City (Zones 1-6)	**537**	**558**	**687**	**717**	**816**	**862**	**952**	**983**	**754**	**790**
Grimsby and Stoney Creek	592	610	693	704	813	827	945	959	773	786
Burlington	897	930	986	1,020	1,123	1,154	1,286	1,333	1,107	1,140
Ancast./Dundas/Flambor./Glanbrk.	554	605	805	836	924	946	**	**	879	903
Hamilton CMA	**569**	**588**	**735**	**766**	**892**	**936**	**1,100**	**1,128**	**833**	**868**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	836	806	5,684	5,681	3,541	3,553	183	185	10,244	10,225
Central East	200	200	1,727	1,721	1,391	1,371	161	171	3,479	3,463
East End	59	56	1,693	1,688	2,924	2,925	614	612	5,290	5,281
Central	220	215	1,313	1,313	1,159	1,165	247	259	2,939	2,952
West End	93	94	1,262	1,263	1,133	1,130	204	204	2,692	2,691
Mountain	249	216	3,133	3,160	3,836	3,831	918	928	8,136	8,135
Hamilton City (Zones 1-6)	1,657	1,587	14,812	14,826	13,984	13,975	2,327	2,359	32,780	32,747
Grimsby and Stoney Creek	68	68	541	540	733	731	209	207	1,551	1,546
Burlington	103	105	2,797	2,791	5,213	5,360	1,552	1,542	9,665	9,798
Ancast./Dundas/Flambor./Glanbrk.	26	28	501	554	682	688	78	76	1,287	1,346
Hamilton CMA	**1,854**	**1,788**	**18,651**	**18,711**	**20,612**	**20,754**	**4,166**	**4,184**	**45,283**	**45,437**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown Core	8.1	8.2	9.1	6.0	8.3	5.7	8.2	6.1	8.8	6.0
Central East	**	**	3.9	5.7	7.5	5.9	**	12.1	5.8	6.3
East End	**	**	8.9	4.3	8.1	4.4	7.5	6.9	8.4	4.8
Central	4.6	**	7.2	7.8	7.6	7.5	**	8.7	7.1	7.9
West End	**	**	7.4	6.4	7.1	5.3	8.4	4.0	7.4	5.8
Mountain	10.9	8.8	7.0	4.8	7.5	4.5	8.7	6.3	7.5	4.9
Hamilton City (Zones 1-6)	8.7	8.7	7.7	5.7	7.8	5.2	7.9	7.0	7.8	5.7
Grimsby and Stoney Creek	5.7	4.3	8.1	6.4	6.7	6.2	5.5	14.9	6.9	7.2
Burlington	**	**	2.4	2.8	2.7	3.2	2.6	3.1	2.6	3.1
Ancast./Dundas/Flambor./Glanbrk.	**	0.0	3.5	3.1	2.7	2.4	**	**	2.9	2.6
Hamilton CMA	**7.8**	**7.9**	**6.8**	**5.3**	**6.3**	**4.6**	**5.7**	**5.8**	**6.5**	**5.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown Core	2.6	4.5	3.3	3.6	2.9	4.2	2.2	2.3	3.2	4.0
Central East	++	++	2.9	1.7	2.1	++	3.5	++	2.3	1.7
East End	++	++	3.4	1.1	2.4	1.2	1.8	1.2	2.0	1.1
Central	**	3.4	4.4	1.8	4.6	2.4	1.9	2.8	4.4	2.6
West End	**	**	++	6.3	2.2	5.3	1.8	6.7	1.3	5.4
Mountain	++	++	3.1	2.2	3.1	2.4	++	4.0	3.0	2.7
Hamilton City (Zones 1-6)	5.1	3.0	3.0	2.8	2.9	2.9	2.0	2.8	2.8	2.9
Grimsby and Stoney Creek	1.8	2.8	3.6	2.2	**	3.1	5.3	**	3.4	2.6
Burlington	2.1	5.1	3.5	3.7	4.0	3.5	2.4	3.8	3.6	3.6
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.5	3.6	2.1	2.8	**	**	2.3	3.0
Hamilton CMA	**4.6**	**3.5**	**3.1**	**3.0**	**3.1**	**3.0**	**2.3**	**3.1**	**3.0**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	1.1 d	**	2.9 d	2.0 c	3.7 c	3.3 c	4.9 d	**	3.5 b	2.9 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	620 a	604 a	728 a	752 a	838 a	835 a	900 a	934 a	800 a	814 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	104	107	1,523	1,511	2,539	2,490	491	468	4,657	4,576

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	**	**	4.8 b	3.5 c	5.2 b	4.7 c	7.1 c	4.8 d	5.2 b	4.3 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Brantford CMA	++	3.0	2.8	3.0	2.7	++	++	4.0	2.4	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA										
Pre 1960	**	**	**	0.9	**	3.5	5.3	2.5	**	2.3
1960 - 1974	**	**	2.7	**	4.7	2.7	**	0.0	3.8	2.2
1975 - 1989	0.0	**	1.8	2.3	1.9	3.8	7.1	**	2.5	3.5
1990 - 1999	-	-	**	**	**	**	**	**	**	**
2000+	-	-	**	**	**	**	**	**	**	**
Total	1.1	**	2.9	2.0	3.7	3.3	4.9	**	3.5	2.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA										
Pre 1960	**	**	618	645	751	776	867	**	712	744
1960 - 1974	565	586	669	730	754	778	890	924	730	775
1975 - 1989	767	687	800	789	927	898	924	970	878	862
1990 - 1999	-	-	**	**	**	**	**	**	**	733
2000+	-	-	**	**	**	**	**	**	**	**
Total	620	604	728	752	838	835	900	934	800	814

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA										
3 to 5 Units	**	**	**	0.0	5.3	4.2	**	0.0	**	3.3
6 to 19 Units	**	0.0	**	1.5	**	5.0	**	**	6.0	3.3
20 to 49 Units	**	**	4.3	2.4	3.1	1.1	**	**	3.3	1.7
50 to 99 Units	0.0	**	1.6	1.5	3.2	2.1	3.7	1.9	2.6	1.8
100+ Units	**	**	0.8	**	0.4	**	**	**	0.8	**
Total	1.1	**	2.9	2.0	3.7	3.3	4.9	**	3.5	2.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA										
3 to 5 Units	**	**	603	**	722	732	827	830	740	754
6 to 19 Units	567	555	628	615	725	731	**	**	672	682
20 to 49 Units	564	606	640	720	773	821	**	916	706	776
50 to 99 Units	582	580	748	786	938	891	926	968	860	859
100+ Units	**	**	896	801	976	999	**	**	940	929
Total	620	604	728	752	838	835	900	934	800	814

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	**	3.3 d	6.0 d	3.3 d	3.3 d	1.7 c	2.6 a	1.8 d	0.8 a	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA										
LT $600	0.0	0.0	**	0.0	**	0.0	**	**	**	0.0
$600 - $699	**	**	4.3	**	**	**	**	**	5.8	2.7
$700 - $799	**	**	1.2	1.4	5.2	3.1	0.0	0.0	2.9	1.9
$800 - $899	**	**	3.1	2.2	1.0	2.3	0.0	0.0	1.2	2.1
$900 - $999	**	**	**	**	1.9	1.4	**	**	3.7	2.4
$1000+	**	**	**	**	**	**	**	**	0.0	**
Total	1.1	**	2.9	2.0	3.7	3.3	4.9	**	3.5	2.9

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	-	-	-	-	0.0	1.2	**	3.2	1.4	2.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	-	-	-	-	780	990	896	1,133	866	1,090

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	0	0	0	0	245	243	498	500	743	743

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	-	-	-	-	0.0 d	4.8 d	3.4 d	6.8 b	2.4 c	6.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Brantford CMA	-	-	-	-	++	++	++	**	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	1.1 d	**	2.9 c	2.0 c	3.4 c	3.2 c	3.4 d	3.4 d	3.2 b	2.9 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	620 a	604 a	728 a	752 a	833 a	848 a	898 a	1,038 a	809 a	853 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	104	107	1,523	1,511	2,784	2,733	989	968	5,400	5,319

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Brantford CMA	**	**	4.8 b	3.5	4.8 c	4.7	5.2 c	5.8 b	4.8 b	4.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Brantford CMA	++	3.0 c	2.8 b	3.0 c	2.6 c	++	++	4.0 c	2.4 c	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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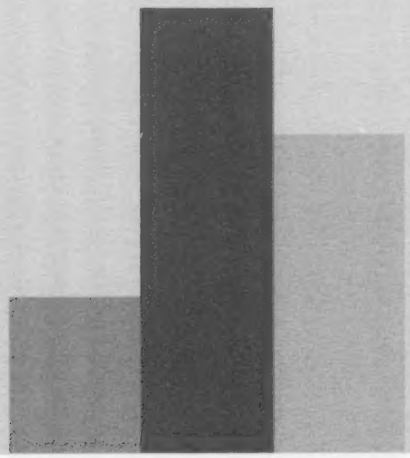

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- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
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